

Local Market Update for March 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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Your Agent is a REALTOR®

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are the same!



Pitkin County

Contact the Aspen Board of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

Single Family	March			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	28	20	- 28.6%	64	56	- 12.5%
Sold Listings	12	13	+ 8.3%	34	36	+ 5.9%
Median Sales Price*	\$9,250,000	\$6,625,000	- 28.4%	\$9,750,000	\$6,325,000	- 35.1%
Average Sales Price*	\$15,051,667	\$9,370,473	- 37.7%	\$13,434,588	\$8,594,395	- 36.0%
Percent of List Price Received*	96.4%	92.5%	- 4.0%	95.1%	93.2%	- 2.0%
Days on Market Until Sale	161	108	- 32.9%	102	97	- 4.9%
Inventory of Homes for Sale	100	112	+ 12.0%	--	--	--
Months Supply of Inventory	4.1	8.5	+ 107.3%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	March			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	39	17	- 56.4%	99	54	- 45.5%
Sold Listings	18	17	- 5.6%	70	48	- 31.4%
Median Sales Price*	\$2,412,500	\$1,575,000	- 34.7%	\$2,012,500	\$1,437,500	- 28.6%
Average Sales Price*	\$3,684,106	\$3,806,412	+ 3.3%	\$3,261,719	\$3,166,438	- 2.9%
Percent of List Price Received*	99.1%	94.7%	- 4.4%	99.3%	95.7%	- 3.6%
Days on Market Until Sale	39	80	+ 105.1%	38	68	+ 78.9%
Inventory of Homes for Sale	61	96	+ 57.4%	--	--	--
Months Supply of Inventory	1.5	4.9	+ 226.7%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

